

*Taking TOD to the Next Level: Creating Places to Live, Work & Play in
the 21st Century Village*
Think Green: Engage & Educate Conference

The Box District, Chelsea MA

Ann Houston
December 12, 2008



Goal:
Transform a moribund
industrial area in the
heart of downtown
Chelsea into a vibrant
transit oriented mixed-
income neighborhood.

Principles

Comprehensive: To build healthy community must address Physical, Social, Economic needs

Incremental: Lead with strong projects and infrastructure

Partner: Public & Private plus residents



BEFORE



BEFORE



BEFORE



BEFORE



BEFORE



BEFORE



The Plan



CHELSEA BOX DISTRICT DEVELOPMENT PLAN

- Phase 1**
1. Chelsea Neighborhood Developers
Offices over Retail – 22,000 GSF
 2. Janus Highland Apartments
5 Buildings – 41 Rental Units.
Total Parking – 36 Spaces
 3. Box Works Town Homes
3 Buildings- 26 Mixed Income Ownership
Units. Total Parking – 26 Deeded Spaces
and 5 Guest Spaces.
 4. Atlas Lofts
53 Loft Style Rental Units.
Total Parking – 64 Spaces

- Phase 2**
5. Sudbury Brass Site
1 Building- 24 Rental Units, 20-24 Rental
Units, 10-16 Town House Units and
Neighborhood Park.
Total Parking – 36-48 Spaces
 6. Standard Box Site
4 Buildings.
34 Home Ownership Townhouse Units
and 33 Rental Units.
Total Parking – 101 Spaces
 7. Shawmut Printing Site
4 Townhouse Buildings with 8 Units and
Parking

**Box Works Public Infrastructure
Upgrade Project**
New sidewalks, street trees and
repaving of streets.

Other New Development
D'Amico -12 units, new construction

Scale: 1" = 70'
30 70 140 210 280

TODAY



TODAY



TODAY



TODAY



TODAY



TODAY



TODAY



NEXT STEPS: Phase 2

- Box District Park
- RR Linear Park
- Sudbury Homes



Phase 1 Details:

Approach:

Site Control

Select Partner

Permit

Secure Funding

Construction, including unanticipated PCB
remediation

Box Works Homes

- 26 mixed-income Condominiums (16 affordable & 10 market)
- Funding Sources
 - MA CATNHP
 - MA Housing Stabilization Fund
 - North Suburban Consortium
 - Sales Proceeds
 - MA Brownfields Fund (MassDevelopment)
 - Citizen's Bank Construction Loan

Janus Highland Apartments

- 41 Scattered site affordable apartments
- Funding Sources
 - Equity Investment: MMA Financial
 - First Mortgage: Mass Housing Partnership
 - MA Transit Oriented Development Fund
 - MA HOME Funds
 - North Suburban Consortium Funds
 - NeighborWorks America Equity
 - Citizen's Bank Construction Loan

4 Gerrish

- 22,000 sf commercial / office space for CND, Standard Electric, Dollar Store
- Funding Sources
 - MHIC New Market Tax Credits & Loan
 - Wainwright Bank Loan
 - City of Chelsea
 - Grants: Citizen's Bank, Agnes Lindsey Fund, NeighborWorks America

Infrastructure

- New sidewalks, streets, lighting, trees, sewer separation
- Funding Sources
 - CDBG
 - MA Transit Oriented Development Pedestrian Grant
 - 40R Funding

Results to Date

Significant Environmental Contamination
Eliminated.

New Housing:

- 67 units Green Housing by CND: 0.7 cars per unit
- 12 units by private investor

Challenges:

- Market has impeded Atlas Lofts

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